

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

**EXHIBIT 1**

**17-404 Pre-Application Procedure**

- A. Previous to the filing of an application for approval of the preliminary plat, the sub-divider shall submit to the engineer review agency, the plans and data as specified in **Section 17-406(B) and Section 17-4020**. This submittal is a pre-requisite to filing an application for approval of any preliminary plats submitted to the Ascension Parish Planning and Zoning Commission. Informal discussion between the engineer review agency and the sub-divider are encouraged to correct any noted deficiencies within the plat before submittal to the Ascension Parish Planning and Zoning Commission for approval.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**17-4020 Major Subdivision Design Guidelines**

**A. Applicability**

1. This section established design guidelines for Major Subdivision Development. This section is not applicable for Simple Divisions, Family Partitions, Minor Subdivisions, SPUDs/ PUDs or TND Developments.
2. Subdivisions created in light, medium or heavy industrial zoning districts are exempt from these requirements.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**B. Housing Types**

1. The lot frontages, percentage of total lots allowed, lot area, block lengths and setbacks for the different housing types can be found in Appendix I of the Unified Development Code – Table C.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**C. Net Developable Area**

1. Total allowed units for a major subdivision are calculated by utilizing net density.
  - a. Net Density is calculated by subtracting out any of the following that are not part of the recreation system from the Gross Site Area;
  - i. Any portion of pipeline servitudes / ROW's that is not within a developable lot, existing road right-of-ways, existing drainage servitudes that are not mitigated through the development, non-mitigated wetlands

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and existing water bodies that are not improved to comply with the drainage ordinance.

2. No major subdivision will exceed a gross density allowed by the existing underlying zoning.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**D. Lot Standards**

1. Building / Setback Lines
  - a. Building Line Setbacks shall be applied as identified and required in the Ascension Parish Development Code (Appendix I.)
  - b. Side lot lines shall be substantially at right angles or radial to street lines.
  - c. Corner lots shall have extra width to permit appropriate building setback from, and orientation to, both streets as per Table C.
  - d. Each lot in a subdivision shall have an appropriate frontage on a publicly maintained street or road (See Section 17-4093), except as provided for under VARIANCES, hereinafter.
  - e. Double frontage, and reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
2. Lot Width Standards
  - a. Table C defines the maximum allowed percentage of a single lot width within a subdivision.
  - b. There must be a variation of at least 10' in the lot size to qualify as a new lot size
  - c. A Major Subdivision (up to 70 lots) must have at least 2 different lot widths; anything greater must have at least 3 different lot widths.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**E. Block standards**

1. Block lengths shall not exceed the standards as set in Table C.

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2. In blocks over 900 feet in length the planning commission may require a pedestrian cross-walk with a right-of-way not less than ten (10) feet in width to provide circulation, or access to schools, playgrounds, shopping centers, transportation, or other community facilities.
3. In the case where lot widths are mixed, block lengths listed (Appendix I - Table C) shall apply to the longer distance, if there are at least 20% of the larger lots located in the block.
4. When a normal block arrangement is impossible or undesirable, there may be established one (1) or more "places". Such a "place" may be in the form of a court, a street with a cul-de-sac, t-turnaround, or other arrangement approved by the planning commission; provided, however, that proper access shall be given to all lots from a dedicated street or court.
5. A cul-de-sac, as described in **Section 17-40100**, or a t-turnaround, as provided for in **Section 17-4032(K)**, shall be required at the end of dead-end streets which provide access to subdivided lots, when the dead-end streets exceed two hundred fifty (250') feet, or a width of two (2) lots in length.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

#### **F. Major Subdivision located in Rural or Conservation Zoning**

1. Major subdivisions in Rural or Conservation zoning must preserve a 200' minimum buffer along any perimeter where adjacent large lot residential exists or match the lot size allowed in the underlying zoning category (1/2 Acre – Rural or 1 Acre – Conservation.)

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

#### **G. Pedestrian System**

1. A pedestrian system is required in all major subdivisions.
2. Each lot must have a pedestrian connection to all recreation amenities in the subdivision within 50' of the lot, without crossing private property.
  - a. The pedestrian system shall be a 4' concrete sidewalk, an asphalt trail or raised wood boardwalk or any combination thereto.

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- i. If a sidewalk is to be constructed on a lot, it must be in place prior to the certificate of occupancy being issued for that home.
- b. A non-hard-surfaced trail may be used in the natural areas of the project if constructed to the following specifications:
  - i. Trail shall be at least 5 feet wide;
  - ii. Grass shall be removed from the surface for the full length of the trail;
  - iii. 1"x 4" pressure treated wood rails shall be staked in place the entire length of both sides of the trail; Where ends of 2 rails meet, at least 12" of 1"x 4" material shall be used as an overlap on the outside of the trail for additional support.
  - iv. 2 inches of #57 limestone shall be placed the entire length of the trail;
  - v. 2 inches of red rock (crushed red brick) shall be placed over the 57 stone to the top of the 1"x 4" wood rails;
  - vi. Fill shall be placed on the back side of the wood rails compacted, and sloped from the top of the rail back to natural grade.
  - vii. Any variance from this described standard must be reviewed by the Parish Engineer and approved by the Planning Commission.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**H. Park Requirements**

1. 8 acres per thousand population generated by the new major subdivision (2.5 persons per household) shall be provided as recreation / park space.
2. Recreation space shall be defined as active recreation play areas / parks, trails and passive play areas.
3. Wetlands, wet and dry storm water ponds and lands that are periodically inundated and un-useable are not acceptable parks unless there have been improvements made to make them publicly accessible.

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4. In no instance shall the amount of upland park space (Lands that are not wetlands or stormwater ponds) provided be less than 50% of the required acreage.
5. Required park acreage may be split into multiple parks, however, no park shall be less than .5 acres in size.
6. Park Standards
  - a. The minimum standards for a Stage 1 Park provided by a developer in a major subdivision are:
    - i. Sidewalk / Walking trail that connects the park to the homes in the subdivision
    - ii. A sign identifying this place as a private park and under the ownership/maintenance of the HOA
    - iii. 12 Class A trees per acre minimum as listed in Section 17-4020.I.4
    - iv. 24 Ornamental trees per acre minimum
  - b. A developer may elect to increase their commitment to improve the park provided beyond the minimum requirements (Stage 1). In this case the following standards shall apply:
    - i. Stage 2
      1. Park shall include 5 Trash bins and 5 Benches throughout the Park per 1,000 population served
      2. All sidewalks, footpaths, trails within the park are to be lit
      3. All requirements of Stage 1
    - ii. Stage 3
      1. Park shall include one or more features to be described by the developer to the Planning Commission.
      2. Features may include fishing piers, Picnic Pavillions, Playgrounds, playfield with backstop and or goals, Exer-fit courses etc.
      3. All requirements of Stages 1 & 2

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iii. Stage 4

1. Park shall include full park amenities features to be described by the developer to the Planning Commission.
  2. Amenities must include:
    - a. At least one of the following: Tennis, volleyball, basketball or multi-use court
    - b. A pool sized commensurate with the total development with a clubhouse.
  3. All requirements of Stages 1, 2 & 3
- c. Any increase in commitment by the developer to improve the stage of the public park will result in a decrease in the required acreage.
- i. Stage 2 = 20% reduction
  - ii. Stage 3 = 40% reduction
  - iii. Stage 4 = 70% reduction
7. Maintenance and upkeep will be the sole responsibility of the owner/developer and ultimately the HOA.
- a. The Final plat must include a note describing the park, the included amenities, and the maintenance and upkeep responsibilities.
8. If the project is only one filing, the park must be completed before the final plat is approved. However, landscaping may be withheld until water service has been provided to the park. If more than one filing, the park must be completed before final plat is approved for the second filing.
9. Subdivisions where the average lot size for at least 70% of the lots is at least 1 acre are exempt from the park requirements.
- (SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**I. Tree Requirements**

1. Lot Trees

- a. Each lot within the major subdivision shall have a minimum of 1 Class A tree as listed below.

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- b. Tree shall be installed prior to the certificate of occupancy being issued for each lot
2. Tree shall have a minimum 2.5” caliper (measured at approximately four and one half [4 ½] feet high on the trunk of the tree) and be at least 8’ tall after planting.
3. Tree Preservation
  - a. Trees with a trunk diameter greater than listed below, that have been preserved, may be counted towards the park tree planting requirement at a ratio of 2:1.
    - i. For every 1 inch of tree that is preserved within the upland area, you can reduce the inches of trees that need to be planted by 2 inches.
    - ii.
 

Scientific Name	Common Name	Minimum Size (dbh)
1. Quercus Alba	White Oak	24
2. Quercus falcata	Red Oak	36
3. Q. Pagodifolia	Cherrybark Oak	36
4. Quercus lyrata	Overcup Oak	24
5. Quercus michauxii	Cow Oak	18
6. Quercus nuttallii	NuttallOak	24
7. Quercus phellos	Willow Oak	24
8. Quercus shumardii	Shumard Oak	24
9. Quercus virginiana	Live Oak	18
10. Taxodium ascendens	Pond Cypress	18
11. Taxodium distichum	Bald Cypress	18
12. Ulmus Americana	American Elm	24
13. Ulmus alata	Winged Elm	18
4. Trees from the following list are acceptable Class A species and shall be counted towards the lot tree and park tree requirements:
  - a. Acer rubrum ‘drummondii’                      Swamp Red Maple
  - b. Fraxinus pennsylvanica                              Green Ash

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c. Ginko biloba	Maidenhair Tree
d. Juniperus virginiana ‘canaertii’	Eastern Red Cedar
e. Liquidambar styraciflua	American Sweet Gum
f. Liriodendron Tulipifera	Tuliptree
g. Magnolia grandiflora	Southern Magnolia
h. Nyssa aquatica	Black Gum
i. Nyssa sylvatica	Tupelo Gum
j. Quercus acustissima	Sawtooth Oak
k. Quercus falcata var. pagodifolia	Cherrybark Oak
l. Quercus glauca	Blue Japanese Oak
m. Quercus lyrata	Overcup Oak
n. Quercus michauxii	Cow Oak
o. Quercus nuttallii	Nuttall Oak
p. Quercus phellos	Willow Oak
q. Quercus shumardii	Shumard Oak
r. Quercus virginiana	Live Oak
s. Taxodium distichum	Bald Cypress
t. Tilia americana	American Linden
u. Ulmus alata	Winged Elm
v. Ulmus americana	American Elm**
w. Ulmus crassifolia	Cedar Elm
x. Ulmus parvifolia ‘drake’	Chinese Elm

\*\*Dutch Elm Disease Resistant Variety

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

*Existing*

**17-4040 Blocks: Geometric Standards**

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**A. , B. & C.**

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**17-4041 Lot Requirements**

**A. – H.**

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**17-4040 Blocks: Geometric Standards**

A. A cul-de-sac, as described in **Section 17-40100**, or a t-turnaround, as provided for in **Section 17-4032(K)**, shall berequired at the end of dead-end streets which provide access to subdivided lots, when the dead-end streets exceed two hundred fifty (250') feet, or a width of two (2) lots in length.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**17-4041 Lot Requirements**

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)

**17-4043 Public Sites Required**

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13)